

Dayton Planning Board
June 18, 2019

Members Present: Shannon Belanger, Darren Adams, Bruce Reynolds, John Boissonnault, Christopher Belanger

Town Employees Present: Jim Roberts (CEO), Linda Bristol (Secretary)

Public Present: Dale Wilkinson and Sam Stagg

Administrative:

The first order of business was to elect a new Chairman. Darren Adams nominated Shannon Belanger and Bruce Reynolds seconded the motion. All were in favor. John Boissonnault nominated Darren Adams for Vice Chairman and Bruce Reynolds seconded the motion. All were in favor.

Meeting Minutes were read from April 23 and May 21, 2019. Darren Adams made a motion to accept the minutes and John Boissonnault seconded the Motion. All voted in favor.

Old Business:

The Public Hearing was continued for Dale and Cheryl Wilkinson's application for a Conditional Use Permit to use their Barn at 105 Dennett Road for functions.

Shannon stated that because there were no further comments the Public Hearing could be closed. She noted that one thing that came up during the review was buffering or screening requirements. She recommended planting evergreen trees between the parking lot and Lot 72.

Dale said that the Dumais' house is behind their barn. Only a corner of the house can be seen and he doesn't see a need for the trees. He offered to speak with them to see how they feel.

Darren asked if there was something else that could be used.

Dale said that he prefers open space.

Jim asked if we could waive the requirement for now and if there were any complaints, the Board could take the matter up again.

Shannon stated that 7.6 of the Code has the buffer requirements.

Dale said if it makes it go through then he would certainly do it but considering the height of the land and of the trees he doesn't see how it will help.

Bruce stated that geographically it doesn't seem like it's going to make a difference.

Shannon said she is open to not planting unless a complaint comes in.

Bruce said it would take some time to be a real buffer.

Shannon asked for any thoughts on waiting to see if there are complaints and offered to revise the notes.

Darren asked if cost was the opposition.

Dale said no and that if it served a purpose he could see doing it, but he doesn't see it here.

Darren said the reason he was asking was because six-foot trees would be expensive.

Bruce said it doesn't appear to be practical.

Shannon said it may not even be a problem for the abutters. The landscape provides a sufficient buffer. If there are any complaints, it can be readdressed.

Darren made a motion to accept the natural landscape and to revisit if complaints. Bruce seconded the motion and all were in favor.

Darren made a motion for a waiver of the depicted property contours and Bruce seconded the motion. All were in favor.

Jim asked Dale for proof of insurance.

Dale agreed that was the next thing they are going to do but wanted to be sure they got approved first.

Shannon noted that the Fire Chief had two conditions.

Dale said he talked with him and both will be taken care of.

Shannon noted changes to notes 4C.1 and 2.

John said he felt the Board should approve now but fix the paperwork.

Jim said he thought the Board had everything it needs, but a note should be added to revisit in six months. Shannon will add the note.

Dale asked if something happened, could the Board shut them down.

New Business:

None discussed.

Other Business:

Shannon drafted a meeting calendar and an Application Deadline Schedule. She also e-mailed the fire protection code.

Jim noted that the subdivision regulations need to be worked on and marijuana forms are needed. The goal for the next meeting will be to work on the subdivision regulations.

Darren made a motion to adjourn and Shannon seconded it. All were in favor. The meeting adjourned at 8:00 PM. The next meeting will be on Tuesday, July 23, 2019, at 6:30 PM at the Dayton Town Office.

Linda Bristol Date: 7-23-19

Linda Bristol, Secretary

Shannon Belanger Date: 7-23-2019

Shannon Belanger, Chairman

COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

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